

RESOLUTION NO. 3793  
(CPA-08-520010 – Horizon View)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HENDERSON, NEVADA, TO AMEND THE LAND USE POLICY PLAN OF THE CITY OF HENDERSON COMPREHENSIVE PLAN FOR THE PURPOSE OF CHANGING THE LAND USE DESIGNATION OF THAT CERTAIN PROPERTY WITHIN THE CITY LIMITS OF THE CITY OF HENDERSON, NEVADA, DESCRIBED AS A PARCEL OF LAND CONTAINING 4.5 ACRES, MORE OR LESS, AND FURTHER DESCRIBED AS A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, LOCATED ON THE SOUTHWEST CORNER OF CARNEGIE STREET AND KENNETH AVENUE, IN THE GREEN VALLEY RANCH PLANNING AREA, FROM NC (NEIGHBORHOOD COMMERCIAL) TO PS (PUBLIC/SEMIPUBLIC).

WHEREAS, Ron McMenemy has made application to have the land use designations of that certain land consisting of 4.5 acres, more or less, in the City of Henderson, Clark County, Nevada, described as:

THAT PORTION OF LOT 1 AS SHOWN BY MAP THEREOF ON FILE IN BOOK 98, PAGE 04 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA, LYING WITHIN THE WEST HALF (W ½) OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 62 EAST, M.D.M., CITY OF HENDERSON, CLARK COUNTY, NEVADA DESCRIBED AS FOLLOWS:

POINT OF BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1,

THENCE ALONG THE NORTH LINE THEREOF, SOUTH 89°25'58" EAST, 613.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CARNEGIE STREET (VARYING WIDTH),

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 00°18'52" EAST, 39.88 FEET,

THENCE SOUTH 00°57'31" WEST 191.71 FEET

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 88°43'37" AN ARC LENGTH OF 23.23 FEET TO A POINT OF WHICH A RADIAL LINES BEARS SOUTH 00°18'52" EAST,

THENCE SOUTH 00°18'52" EAST, 21.00 FEET;

THENCE SOUTH 89°41'08" WEST 0.74 FEET;

THENCE SOUTH 00°18'52" EAST 21.00 FEET;

THENCE FROM A TANGENT THAT BEARS NORTH 89°41'08" EAST,  
CURVING TO THE RIGHT ALONG THE ARC OF A 15.00 FOOT RADIUS  
CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE  
OF 90°00'00" AN ARC LENGTH OF 23.56 FEET

THENCE SOUTH 00°18'52" EAST, 11.62 FEET;

THENCE CURVING TO THE RIGHT ALONG THE ARC OF A 195.00  
RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL  
ANGLE OF 05°24'58" AN ARC LENGTH 18.43 FEET TO A POINT TO  
WHICH A RADIAL LINE BEARS SOUTH 84°53'54" EAST,

THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 89°25'58" WEST  
608.10 FEET TO A POINT ON THE EAST LINE OF PARCEL 4 AS SHOWN  
BY MAP THEREOF ON FILE IN FILE 14, PAGE 96 OF PARCEL MAPS IN  
THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA,

THENCE ALONG SAID EAST LINE AND THE NORTHWESTERLY  
PROLONGATION THEREOF, NORTH 00°18'48" WEST 333.32 FEET TO  
THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT REAL PROPERTY CONVEYED BY  
DEED RECORDED SEPTEMBER 2, 2004 IN BOOK 20040902 AS  
DOCUMENT NO. 03490.

and as depicted in Exhibit A attached hereto, consisting of one page (the  
"Land"), changed from NC (Neighborhood Commercial) to PS  
(Public/Semipublic); and

WHEREAS, in accordance with Nevada Revised Statutes, the City of Henderson, Nevada,  
has deemed it necessary to amend the Land Use Policy Plan for the purpose  
of changing the land use designations, which, if implemented, would affect  
territory within Henderson's jurisdiction; and

WHEREAS, the Henderson Planning Commission has conducted the appropriate public  
hearing, received public comment, duly deliberated the proposal, and  
recommends approval of the Land Use Plan amendment.

THEREFORE, BE IT RESOLVED by the City Council of the City of Henderson, Nevada, that  
the Land Use Policy Plan amendment be approved, and that the Policy Plan  
be revised to reflect the change in land use for the Land from NC  
(Neighborhood Commercial) to PS (Public/Semipublic).

PASSED, ADOPTED, AND APPROVED THIS 4<sup>th</sup> DAY OF NOVEMBER 2008, BY THE  
FOLLOWING ROLL-CALL VOTE OF COUNCIL.

Those voting aye: James B. Gibson, Mayor  
Councilmembers:  
Jack Clark  
Arthur "Andy" Hafen  
Steven D. Kirk  
Gerri Schroder

Those voting nay: None  
Those abstaining: None  
Those absent: None

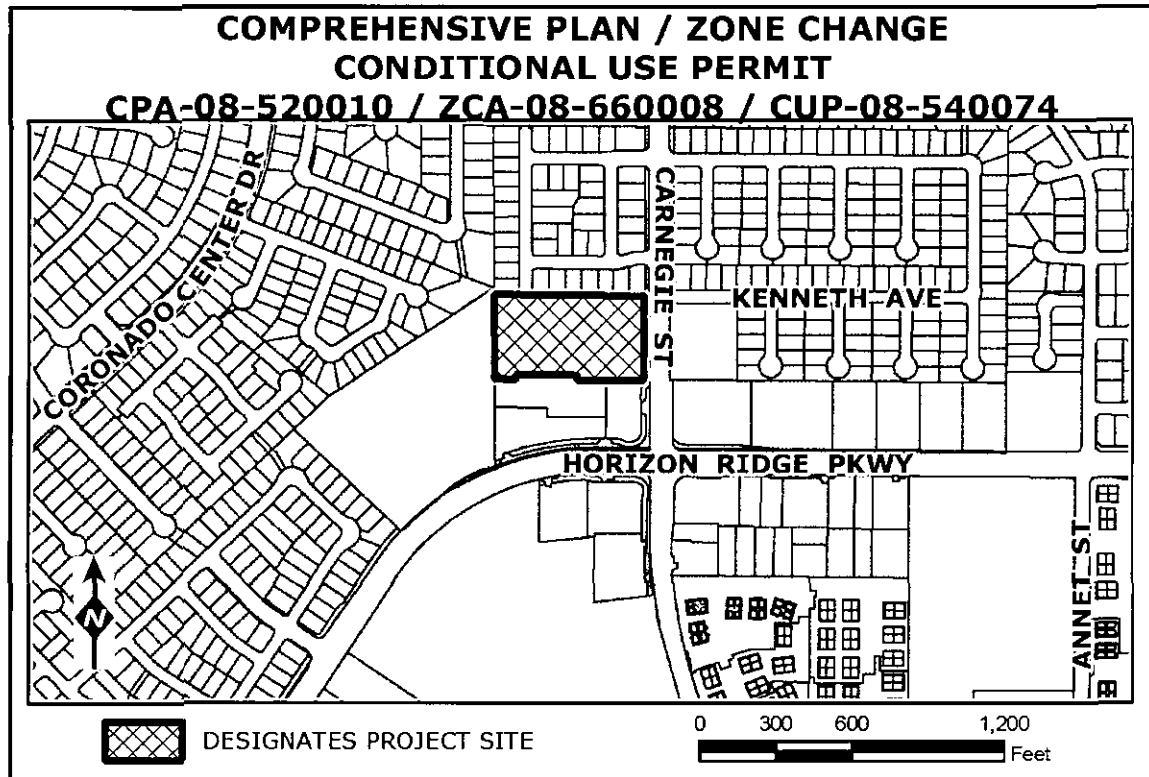


James B. Gibson, Mayor

ATTEST:



Monica Martinez Simmons, MMC, City Clerk



**EXHIBIT A  
CPA-08-520010 - Horizon View**